

15 HOUSING AND MUTUALS



A. Background

Housing in Rossmoor is provided by the Mutuals. All Rossmoor manor owners are members of a Mutual and the GRF. Sales of individual manors to non-GRF members contribute to the Trust Fund through the Membership Transfer Fee, so that Mutuals and GRF have a joint interest in encouraging manor sales.

Rossmoor's residential areas consist of Mutuals, which interact with GRF primarily through the Mutual Operations Division (MOD) of GRF. Mutuals can choose whether to employ MOD to provide property management and related services

and the level of service for which they are willing to pay. They can also choose to use other service providers.

Rossmoor's housing is comprised of:

- ◆ 3,654 co-ops
- ◆ 2,661 condominiums
- ◆ 300 Waterford units (a type of congregate living condominium unit)
- ◆ 63 single-family homes

Currently, no additional housing development is planned for the community and there is limited land available for development. However, some existing buildings could be replaced to increase the number of housing units. This would require the approval of the City of Walnut Creek, and potential modifications to the Walnut Creek General Plan or Zoning Ordinance. It would also require environmental review per State law.

Structures built early in Rossmoor's development, starting in 1963, can be maintained to prolong useful life. Landscaping and building exteriors need to be updated periodically, earthquake retrofits may be needed for some structure types, and fire safety is an important issue that arises regularly.

The Mutual Operations Division (MOD) of GRF provides services to the GRF Trust and to all Mutuals at a level of service selected by each Mutual choosing to purchase service. These services include maintenance, budget preparation, financial management involving advising on maintenance of reasonable services, administrative support for Mutual boards, manor records, a master insurance policy, advice on appropriate insurance, and a deductible sharing agreement.

Other GRF functions interact with Mutuals through materials made available to the Mutuals. These include a Mutual Directors' orientation manual and a GRF Mutual Liaison committee. Office space and administrative support is also provided for Mutual boards. Counseling Services works with individuals and groups to resolve differences, including between neighbors and with Mutual boards. In addition, GRF rules, regulations, and procedures related to access and manor occupancy affect Mutuals.

B. Goals, Policies, and Actions

Goal HMU-1	A productive working relationship between GRF and all Mutuals in Rossmoor.
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Policies

- Policy HMU-1.1 Recognize and respect the independence of the Mutuals in their role within the community.
- Policy HMU-1.2 Provide maintenance, financial, and other services to Mutuals that choose to purchase them through the GRF Mutual Operations Division.
- Policy HMU-1.3 Collaborate with Mutuals on purchase of insurance and other operational items where joint action saves money for both GRF and Mutuals.
- Policy HMU-1.4 Review policies and procedures related to Mutuals to seek common agreement on any that may jointly affect the Mutuals and GRF.
- Policy HMU-1.5 Provide counseling and other services in the community to assist Mutuals with resolving personal and interpersonal issues that affect residents.
- Policy HMU-1.6 Encourage Mutuals to publicize the cost of water to their residents, and encourage their residents to conserve water.

Goal HMU-2	Homes that are well-maintained, safe, and retain their value.
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Policies

- Policy HMU-2.1 Collaborate with Mutuals in areas where there is efficiency in combined outreach to residents (information through Rossmoor

News and the TV channel), operations (MOD, handyman program), or other community-wide efforts (bulk insurance).

Policy HMU-2.2 Support Mutuals seeking to reconfigure for enhanced management and governance.

Policy HMU-2.3 Collaborate with Mutuals to ensure housing is maintained, repaired, and updated when indicated. Facilitate the application and approval process for interior remodeling of manors.

Policy HMU-2.4 Collaborate with Mutuals on safety programs of common interest, such as fire and earthquake safety.

Policy HMU-2.5 Coordinate GRF landscaping and other exterior design programs with Mutuals to ensure continuity between GRF and adjoining Mutuals, while encouraging variety and interest throughout the valley.

Policy HMU-2.6 Work with Mutuals to upgrade utility connections for Mutual-managed buildings in conjunction with remodels of facilities.

Policy HMU-2.7 Work with the Mutuals to enhance fire safety measures such as alarms, sprinklers, fire stops, and extinguishers.

Policy HMU-2.8 Work with the Mutuals to identify structures that may need earthquake retrofits, and devise an approach to undertake those retrofits in a systematic way.

Policy HMU-2.9 Work with the Mutuals, especially those containing co-ops, to enable residents with financial needs to devise mechanisms whereby those residents may access equity via reverse mortgages or other financial instruments.

Editor's Note: Previous rulings by FHA/HUD limiting the insurability of reverse mortgages when a membership transfer fee is required to be paid were addressed by the passage of HR3700 the "Housing Opportunity Through Modernization Act of 2016," primarily due to the lobbying of national organizations. In all other respects, HMU-

2.9 relates to limitations imposed on borrowing by regulatory authorities, largely based on factors inherent in each individual Mutual. Such factors are beyond the control of GRF and require the involvement of counsel for the applicable Mutual.

Goal HMU-3	Thoughtful review of potential new housing development.
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Policies

- Policy HMU-3.1 If additional new housing is desired within Rossmoor, work with the Mutuals and the City of Walnut Creek to study this possibility.
- Policy HMU-3.2 If additional new housing is studied, consider impacts on the environment, services, facilities, and other important aspects of the Rossmoor community.

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